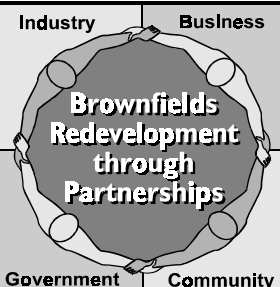


<p style="text-align: center;">City of Johnstown, New York Brownfields Assessment Demonstration Pilot</p> <p>U. S. EPA, Region 2 290 Broadway New York, NY</p> <p style="text-align: right;">April 2001</p>	
--	--

Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico, and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In March 1999, the U.S. Environmental Protection Agency (EPA) selected the City of Johnstown, New York as a National Brownfields Assessment Demonstration Pilot. Johnstown, the seat of Fulton County, New York, has a population of approximately 9,000 residents. This area was a prominent leather producing region, with 5,300 residents employed in the industry until the late 1960's. However, changes in technology, foreign competition, and associated environmental problems resulted in plant closures, job losses, and a depleted tax base.

The pilot is targeting the former Karg Brothers Tannery, which closed in 1993 and was subsequently acquired by the City of Johnstown due to tax foreclosure. The Karg Brothers Tannery (previously Feuer Leather Group), established in the early 1900's, was the site of tanning operations for over 80 years. During its operation, solvents, acids, chromium compounds, dyes and pigments were commonly used. There are currently seven above-ground storage tanks at the facility that contain various tanning related chemicals. There are three structures on the site. Two of the buildings, two-story original wood structures, are not structurally sound. The third building, which is approximately 168,000 square feet, has 112,000 square feet of usable space.

II. Brownfields Pilot Progress

Implementation Strategy

The City intends to use the EPA funds, coupled with \$200,000 committed by the City of Johnstown and other funding leveraged from local, state, and other federal agencies, to implement a plan that includes the following activities:

- an environmental assessment of the Karg Brothers Tannery;
- soil sampling from surrounding residential properties;
- surface water and sediment sampling from Cayadutta Creek;
- development of a public participation plan;
- development of a web site to provide project information; and
- leveraging cleanup and redevelopment funding.

The City of Johnstown also plans to create a workgroup consisting of various stakeholder and community representatives to assist and advise the City as it implements the Brownfields program. The City plans to reuse a portion of the site and transfer ownership of the remaining portions to other public or private entities.

The City currently revised the site specific Work Plan and Quality Assurance Project Plan per EPA comments. The documents were then resubmitted to EPA.

Community Involvement

The City of Johnston plans to develop a Citizen Participation Plan that will address community involvement. A comprehensive mailing list will be developed that lists site specific points of contact, citizens, and community groups. The City will use the local daily paper to display announcements regarding the project. The local library will be used as a repository for relevant project documents. The City also intends to hold public meetings prior to initiating site field work and prior to completion of final documents. Also, the City will erect a sign at the site that will identify it as an EPA-funded Brownfields Pilot and provide points of contact.

III. Brownfield Site Activities

Site Inventory

The City currently does not have a site inventory.

Site Selection

At the present time, the City of Johnstown Brownfields Pilot is focused on the Karg Brothers Tannery Site. The site was selected on a number of factors including: the potential risk to human health; the presence of existing infrastructure including sanitary sewer, water supply and electrical service; and the potential number of end uses identified for this site. For more information on this site please refer to the specific Site Profile for the City of Johnstown.

Site Assessment and Reuse Planning

The City of Johnstown intends to collect surface soil, subsurface soil, sediment, surface water and groundwater samples from the Karg Tannery site. It is anticipated that the sampling will focus on the facility's older areas that are located in the eastern portion of the site. In addition, off site samples will be collected to evaluate the potential extent of contaminant migration.

No reuse plans have been developed for the site.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: 1

For the entire Pilot area, the number of properties/parcels which have been identified by the pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 1

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These

inventories may include lists such as a foreclosure list of abandoned industrial sites; a state list of no-further action sites, etc.

Properties Reported to be Targeted by Pilot: 1

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is “targeting”, or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: G Local (City) G Local (County) G Private G State G Other Federal

Amount Funded: \$

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: G Local (City) G Local (County) G Private G State G Other Federal

Amount Funded: \$

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: G Local (City) G Local (County) G Private G State G Other Federal

Amount Funded: \$

Additional information concerning funding:

VI. Current Activities

The Karg Brothers Tannery site is being considered for removal action under Section 104 of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended by the Superfund Amendments and Reauthorization Act (SARA) of 1986. This consideration was made after a tour of the facility by EPA’s Brownfields Team. In October, EPA collected samples from various locations at the site including tanks, drums, and containers which confirmed the presence of hazardous substances and compounds. Based on these findings, it is recommended that a CERCLA Removal Action be undertaken at this site. This activity is additional assistance provided by EPA in addition to the grant.

VII. Contact Information

Pilot Contact

Name: Chris Foss
Title: Deputy City Engineer
Organization: City of Johnstown
Address: 33-41 East Main St.
Johnstown, NY 12095
Phone: (518) 736-4014
Fax: (518) 736-4066

Name: James Mraz
Title: Planning Director
Organization: Fulton County Planning Department
Address: 1 East Montgomery Street
Johnstown, NY 12095
Phone: (518) 736-5660
Fax: (518) 762-4597
E-mail: jmraz@superior.net

EPA Contact

Name: Lya Theodoratos
Title: Brownfields Project Manager
Organization: U.S. EPA, Region 2
Address: 290 Broadway, Floor 18
New York, NY 10007
Phone: (212) 637-3260
Fax: (212) 637-4360
E-mail: theodoratos.lya@epamail.epa.gov

For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>